

680

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned L.P. Chesser and wife, Mary Margaret Chesser, hereinafter referred to as Grantors, in hand paid by Madelyn Chesser Smith hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto said Grantee the following-described real estate lying and being in the County of Shelby, State of Alabama, to-wit:

Beginning at a point which is North 2 degrees 45 minutes West 1543.3 feet, South 85 degrees 45 minutes West 463.0 feet, North 14 degrees 15 minutes West 85.0 feet and South 34 degrees 15 minutes West 325.4 feet from the South East corner of Section 20, Township 19, Range 1 West; thence from the point of beginning South 34 degrees 15 minutes West 185.3 feet to a point; thence South 58 degrees 00 minutes East 245.00 feet to a point on the West Right-of-Way of U. S. Highway 91; thence along the West Right-of-Way of U. S. Highway 91, North 25 degrees 20 minutes East 107.0 feet to a point; thence North 20 degrees 20 minutes East 80.54 feet to a point; thence North 58 degrees 00 minutes West 209.02 feet to the point of beginning and containing 0.97 acres more or less.

BOOK 338 PAGE 711

The Grantors or the survivor of them retain unto themselves a life estate in the property described herein, and hereby reserve the use of, and income and profits from said property to themselves during their lives.

TO HAVE AND TO HOLD the above-described real estate with the rights, tenements and appurtenances thereunto belonging or in any-wise appertaining unto the said Grantee, her heirs and assigns, forever. And the said Grantors do, for themselves, their heirs and assigns, covenant with the said Grantee, her heirs, and assigns, that they are lawfully seized in fee simple of said premises; that same are free from all encumbrances except ad valorem taxes for 1982 and subsequent years, and restrictions, easements, ways and building setback lines of record; that they have a good right to sell and convey the same as aforesaid; that they will warrant and defend the same to the said Grantee, her heirs, executors and assigns, forever against the lawful claims of all persons, except as aforesaid, subject to the life estate retained by the Grantors herein in the property described above.

IN WITNESS WHEREOF, the said Grantors hereunto set their hands and seals, this 3rd day of March, 1982.

L. P. Chesser (SEAL)
L. P. Chesser

Mary Margaret Chesser (SEAL)
Mary Margaret Chesser

STATE OF ALABAMA
MADISON COUNTY

I, the undersigned Notary Public in and for said County in said State, hereby certify that L.P. Chesser and his wife, Mary Margaret Chesser, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of March, 1982.

James R. Cleary
Notary Public

MY COMMISSION EXPIRES 4/2/84

BOOK 338 PAGE 712

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 MAR 18 AM 8:09 Seed tax 50

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

3.00

1.00

4.50